

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
OCTOBER 6, 2005

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, OCTOBER 6, 2005**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of September 22, 2005 meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 2-1 to Items 2-8 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of September 29, 2005. Don Anderson, Darrell Downing, Harold Warner Jr., Mitch Mitchell, Bob Aldrich, and Bill Johnson present. Hoyt Hillman absent Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 2-1 (SUB2005-92) Subdivision Approved September 15, 2005, vote (5-0);

Agenda Item 2-2 (SUB2005-84) Approved, vote (6-0); Agenda Item 2-3 (SUB2005-75) Approved, voted (6-0);

Agenda Item 2-4 (SUB2005-95) Approved, vote (6-0); Agenda Item 2-5 (SUB2005-103) Approved, vote (6-0);

Agenda Item 2-6 (SUB2005-104) Approved, vote (6-0); Agenda Item 2-7 (SUB2005-105) Approved, vote (6-0);

Agenda Item 2-8 (SUB2005-106) Approved, vote (6-0); Agenda Item 3-1 (VAC2005-34) Approved, vote (6-0);

- 2-1. **SUB 2005-92: One-Step Final Plat -- MDI ADDITION**, located on the southeast corner of 15th Street South and 375th Street West. (Associated with ZON2005-38)

Engineer: Savoy Company, P.A.

Acreage: 8.1

Total Lots: 1

- 2-2. **SUB 2005-84: Final Portion of Overall Preliminary Plat -- TARA FALLS THIRD ADDITION**, located north of Pawnee and west of 127th Street East.

Engineer: Ruggles and Bohm, P.A.

Acreage: 2.10

Total Lots: 6

- 2-3. **SUB 2005-75: Final Plat -- AFTON LAKESIDE ESTATES ADDITION**, located on the north side of 47th Street South and east of 247th Street West.

Engineer: Terra Tech Land Surveying

Acreage: 7.6

Total Lots: 3

- 2-4. **SUB 2005-95: One-Step Final Plat -- 21st STREET KIDS AND FAMILY EMPOWERMENT ADDITION**, located on the north side of 21st Street North and east of Hydraulic.

Engineer: PEC, P.A.

Acreage: 32.05

Total Lots: 4

- 2-5. **SUB 2005-103: One-Step Final Plat -- GARDEN SPRINGS ESTATES SECOND ADDITION**, located on the south side of 39th Street South and east of 311th Street West.

Engineer: Armstrong Land Survey, P.A.

Acreage: 10.34

Total Lots: 2

2-6. SUB 2005-104: One-Step Final Plat -- MONSANTO ADDITION, located south of 61st Street North and east of Meridian.

Engineer: Baughman Company, P.A.

Acreage: 8.48

Total Lots: 1

2-7. SUB 2005-105: One-Step Final Plat -- EBERLY FARMS OFFICE PARK ADDITION, located east of 135th Street West and on the south side of 21st Street North.

Engineer: Baughman Company, P.A.

Acreage: 13.77

Total Lots: 5

2-8. SUB 2005-106: One-Step Final Plat -- SOUTHERN RIDGE FOURTH ADDITION, located south of Pawnee and on the west side of Maize Road.

Engineer: Baughman Company, P.A.

Acreage: 27.98

Total Lots: 93

❖ **PUBLIC HEARINGS – VACATION ITEM**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Item 3-1 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall,
455 N. Main Street, Wichita, Kansas.

3-1. VAC 2005-34: Request to Vacate a Platted Alley, located between Emporia and St. Francis and 10th and 11th Streets.

❖ **PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

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| 4. | Case No.: | CON2005-41 |
| | Request: | Sedgwick County Conditional Use for wireless communication facility on property zoned “RR” Rural Residential |
| | General Location: | 1/4 mile north of 45th Street North on the east side of Greenwich Road |
| | Presenting Planner: | Donna Goltry |
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| 5. | Case No.: | CON2005-37 |
| | Request: | Conditional Use for community assembly on property zoned “TF-3” Two-family Residential |
| | General Location: | On the southeast corner of 14th Street North and Erie Street |
| | Presenting Planner: | Dale Miller |
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| 6. | Case No.: | CON2005-29 |
| | Request: | Conditional Use for Parking Area, Ancillary on property zoned “SF-5” Single-family Residential |
| | General Location: | North of 31st Street South, east of South Seneca, on the north side of Diane Street |
| | District Advisory Board: | IV considered October 5, 2005 |
| | Presenting Planner: | Bill Longnecker |
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| 7. | Case No.: | CON2005-38 |

- Request: Sedgwick County Conditional Use for recreation and entertainment, outdoor (cricket field) on property zoned “RR” Rural Residential
General Location: 1/3 mile west of 71st Street West (Ridge Road) and 1/4 mile north of 79th Street South (7700 W. Duis Dr.)
Presenting Planner: Jess McNeely
8. Case No.: ZON2005-36
Request: Zone change from “GO” General Office to “NR” Neighborhood Retail
General Location: 600-ft east of Oliver on the north side of Central
District Advisory Board: I considered October 3, 2005
Presenting Planner: Dale Miller
9. Case No.: CON2005-40
Request: Conditional Use for manufacturing, limited, on property zoned “LC” Limited Commercial
General Location: 500 feet east of Rock Road and 500 feet south of Douglas (8025 E. Douglas)
District Advisory Board: II considered October 3, 2005
Presenting Planner: Bill Longnecker
10. Case No.: ZON2005-38
Request: Sedgwick County Zone change from “RR” Rural Residential to “LI” Limited Industrial
General Location: South of 15th Street South and east of 375th Street West
Member City: Cheney Planning Commission considered October 3, 2005
Presenting Planner: Jess McNeely
11. Case No.: CON2005-39
Request: Conditional Use to permit a tavern or drinking establishment on property zoned “LC” Limited Commercial located within 200 feet of residential zoning
General Location: 3906 East 13th Street, Cedar Saloon & Eatery
Presenting Planner: Dale Miller
12. Case No.: ZON2005-39
Request: Zone change from “B” Multi-family Residential to “OW” Office Warehouse with a Protective Overlay
District Advisory Board: VI considered October 3, 2005
General Location: Midway between Meridian Avenue and West Street, south of Central Avenue, and northwest of Donna Avenue and Westridge Drive
Presenting Planner: Bill Longnecker
13. Other matters/adjournment.

John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission